

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

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Jonathan Stevens
Brad Rabinowitz
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 18, 2015, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

Board Members Present: Brad Rabinowitz, A.J.LaRosa, Alexandra Zipparo, Geoff Hand

Board Members Absent: A.Hart, Jonathan Stevens, and Jim Drummond (alt)

Staff Present: Mary O'Neil and Anita Wade

Meeting commenced at 5:01 p.m.

Brad Rabinowitz chairs the meeting.

I. Agenda

II. Communications

III. Minutes

IV. Public Hearing

- 1. 16-0007CA/MA & 16-0015CA; 351 North Ave & 329 North Ave (RM, Ward 4N) Eric Farrell**
Convert former orphanage & college building to 63 residential units and relocate college w/in building. Associated site improvements.

E.Farrell, applicant, was present and sworn in.

A presentation on six of the 33 acres was given before the Board. Existing conditions were shown on plans.

Proposal is for 63 units with ground level parking lots. Existing driveway goes to existing parking to lot in back of property. Applicant is asking for parking waiver of 45% on basis of small apartments. Wants to build when there is enough market demand. Not anticipating student housing needing parking. Burlington College will have the ability to rent as many as they need. Removing entrance with vehicular access and creating a pedestrian walkway preserving green space and plantings in front. Pedestrian walkway around building allows for emergency vehicles. Gravel parking lot on right side. There is enough parking to meet code. Pedestrian access and vehicular access available in the rear parking lot.

Lighting plan, shading plan and grading plan reviewed by Conservation Board. DPW asked for removal of roof drains. Restoring original front with circular stairs, which will remove 'A' frame portico. Adding roof windows/skylights by Velux with low profile. Photo exhibits of roofs with skylights for other institutions, were shown such as Middlebury College's Starr Hall, and City of Boston's Fanueil Hall. Replacing slate with slate roof same as is. The rear roof has more skylights than front side. A small upper dormer off the chapel wing is being taken off and replace with a flat roof for the best view of lake. Mentioned details on landscaping and removing a front street curb cut. Converting boiler room into an entrance lobby at grade level on northwest side of building to provide handicap access.

Southwest porches will be removed allowing for outdoor events and direct access to outside of building. Sixty-three interior bike racks will be provided for 63 units with a bike repair and washing room section. Interior will include a pet wash, a new elevator on northwest wing, an assembly space and new one story connections, common space, veranda.

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Further discussion between applicant and Board members were over type of materials being used, parking and parking waivers, whether market rate units or inclusionary zoning, and bike route connections.

Resident concerns were expressed.

R.Lamphere feels this project will dramatically alter the property and open space; questioned about low income housing and traffic studies.

A.J.Rossman, expressed concerns for reducing open space to roads and parking and less views of the Lake; questioned whether there was a landscaping plan.

MONeil, offered to provide traffic studies for residents from the Planning and Zoning Department.

W.Mears, expressed concerns that Burlington College may expand over time making congestion on streets more difficult than it is presently.

S.Bushor, City councilperson for Ward 1, expressed concerns regarding parking, biking, and non-connectivity between the additions. She questioned whether the project would consider including a play area, garden space, and more proposals for inclusionary zoning.

Further discussions between Board and applicant pertained to thresholds for parking and car shared options, types of lighting to be used, and traffic volumes.

Public Hearing closed at 6:28 p.m.

2. 10-1005CA/MA & 11-0570CU; 475 Lake St & 601 Lake St (DW-PT & UR, Ward 3)City of Burlington

Time extension request for redevelopment of the Moran Plant into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink and a rebuilt skate park. Includes Community Sailing Center. Also includes related temporary construction staging area and temporary interim skating facility.

The Board accepted this project as a consent item.

Applicant responds to Board that she has read the terms and conditions.

AJLaRosa makes a motion that the Board accept staff findings and recommendations.

AZipparo seconded the motion.

Board voted.

Motion carries: 4-0-0

3. 16-0106CU; 177-179 South Winooski Ave (DT, Ward 3C) Champlain Housing Trust / COTS

Establish temporary community home to operate a warming shelter during the winter season.

Rita Markley, Executive Director of Cots; Ken Schatz, Commissioner for the Department of Children and Families, presented the concept of a community house for winter.

Applicant is applying for change of use at 170 South Winooski. Rita mentioned how it is common knowledge that housing is extremely tight and impacts every person in the City. The most visible of housing crisis is the increasing presence of full shelters. Asking to create a community house for a winter only warming center with 8000 sq ft and 40 beds for a period of time from November through March, 6am to 7pm. Requesting approval for opportunity to use building as a nighttime shelter as well as daytime. Indicators linking people to services; 49% of people stayed for under a week, of those who stayed more than one week 30% were able to be placed with employment and 34% found transitional housing shows how helping people creates significant outcomes. A professional security guard will be on duty, working with downtown businesses to mitigate their fears, administrative and support staff available to address issues. Evidence based model is funded by State of VT

and private donations with enough staffing to have trained mental health and on demand substitutes to run resource well.

Ken Schatz mentioned how there is a significant homeless problem and Cots is a major player for years in working with the community to solve the problem. They now welcome a partnership with the State to assist with emergency housing. The State is offering 1.3 million to agencies for people without funds and roof over heads, meeting the needs of vulnerable people, disabled, families with child under 6yrs, elderly in exceptionally cold weather. The homeless deserve emergency link to the community to move to stable a housing situation and creative ways to resolve their housing issues.

Public hearing closed at 6:49pm

V. Adjournment

VI. Other Business

Discuss on 18-20 Weston St at Deliberative Session on Monday, August 24, 2015 at 5:00pm.
Meeting Adjourned at 6:52 p.m.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

A.Hart, Chair, Development Review Board

Date

A.Wade, Planning and Zoning Clerk

Date